



2008 Annual Report*

DORCHESTER COUNTY PLANNING COMMISSION

Dorchester County, Maryland



DORCHESTER COUNTY OFFICE of PLANNING & ZONING

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*Required in 2009

Dorchester County, Maryland

The Annual Report is an opportunity to emphasize the County's achievements, identify development trends, and review our planning and development goals and strategies.

The Maryland Annotated Code Article 66-B, Section 3.09 requires that every local Planning Commission prepare an Annual Report to evaluate significant growth related changes that have occurred in their jurisdiction over the course of the last year. The report should include documentation of changes in development patterns, changes that resulted from Comprehensive Plan updates, zoning changes, infrastructure changes, and major and minor development projects. A map of these changes should be produced and an analysis done of their consistency. The report should also specifically mention plans to improve the local planning and development processes, and state specific ordinances that have been adopted to implement the state planning visions. The local legislative body shall review the annual report and direct any appropriate and necessary studies and other actions be taken to insure the continuation of a viable planning and development process.

Dorchester County Planning Commission

The Dorchester County Planning Commission is appointed by the County Council of Dorchester County and acts as a citizen board for all land use planning issues. As codified in Article 66B of the Maryland Annotated Code, the Planning Commission makes recommendations to the County Council on zoning maps and text amendments. It also makes recommendations to the Board of Zoning Appeals on certain designated variance and special exception requests. The Planning Commission also prepares ordinances and plans for review by the County Council. The Planning Commission's decision making authority is vested in the approval of all major subdivisions and site plans.

Members

Joy Loeffler, Chairman
William Giese, Jr.
Leolin Dockins
Laura Layton

Robert Hanson, Vice Chairman
Ralph Lewis
Pamela R. Jackson
Edward Nabb, Jr. (Commission Attorney)

The Planning Commission meets on the first Wednesday of every month at 12:00 noon in the Council Hearing Room (110) in the County Office Building, 501 Court Lane, Cambridge, Maryland 21613.

Dorchester County Office of Planning & Zoning Permits and Inspections

Steve Dodd, Director
Rodney Banks, Deputy Director
Mike Bonsteel, Environmental Planner
Sandy Wright, Forester
Gene Harper, Zoning Inspector
Nick Lyons, Building Official

Kate Donovan, GIS Specialist
Merris Hurley, Zoning Technician
Bobbi Shorter, Planning Technician
Lisa Keene, Permit Technician
Rhonda Mills, Permit Technician
Lindy Bramble, Codes Inspector

The Framework for County Planning

The Dorchester County Comprehensive Plan is intended to serve as a guide for making public and private decisions regarding the County's growth and development. This Plan presents a future vision of the County along with recommendations for bringing that vision to fruition. The ideas contained in the Plan are a refinement of the community's many desires, tempered by what seems feasible and reasonable.

This Comprehensive Plan provides the basic framework and direction for all components of what may be considered the County's overall Comprehensive Planning Program. It is not a stand-alone document but is supported and, in turn, supports related planning program documents such as the Zoning Ordinance, Subdivision Ordinance, Comprehensive Water and Sewer Plan, and the Land Preservation, Parks, and Open Space Plan. These documents and others, when used concurrently, are the basis for directing and managing growth in Dorchester County.

The context for planning in Dorchester County must also take into consideration the role that the County plays in implementing the overall growth management policies established by the State of Maryland in the Planning Act of 1992. The Act established a series of land use visions for Maryland's future. Under the Act, the land use visions must be implemented when a local comprehensive plan is prepared. These visions have been recently revised by new state legislation and will be included in our pending Comprehensive Plan update. The seven visions currently in our existing plan are:

- (1) Development is concentrated in suitable areas;
- (2) Sensitive areas are protected;
- (3) In rural areas, growth is directed to existing population centers and resource areas are protected;
- (4) Stewardship of the Chesapeake Bay and the land is a universal ethic;
- (5) Conservation of resources, including a reduction in resource consumption, is practiced
- (6) To assure the achievement of the above economic growth is encouraged and regulatory mechanisms are streamlined; and
- (7) Funding mechanisms are addressed to achieve these visions.

The Act does not prescribe in detail how a jurisdiction is to implement each vision. The Dorchester County Comprehensive Plan takes the visions as a starting point to establish priorities for the county. These policies are stated as "visions" for the future. The 1996 County Comprehensive Plan established a growth management objective of 60 to 70 percent of new growth in the County located in designated growth areas in the long term (assumed to be 20 years or more) and 15 to 20 percent of new growth in other locations in the County in the short term. A subset of this objective is to have 50 percent of new growth located in municipalities.

Based on existing land use information, it appears that the residential growth trends since 1996 are generally consistent with the 1996 Comprehensive Plan land use objectives. Since 1996 approximately 47 percent of new residential units were located within the designated growth areas. Approximately 18 percent of residential growth since 1996 was located in municipalities. Considering the location and number of residential units in past and current development projects reviewed by the County and City of Cambridge, the long-term growth management objective of 60 to 70 percent of growth located in designated growth areas will likely be achieved in the planning period. Considering the number of residential units in past and proposed development projects under review in the City of Cambridge (and now possibly Vienna), the long-term growth management objective of 50 percent of growth located within incorporated municipalities may be achieved in the planning period also.

The County is currently updating its existing Comprehensive Plan and the Land Use Element of this revised Comprehensive Plan continues to provide for development to locate in designated growth areas. It establishes the policy basis for more compact development forms that use the land more efficiently and will help reduce the long term implications growth has for infrastructure investment.

Analysis of existing land use and pending developments leads to the following conclusions:

- Residential development trends since 1996 are consistent with the growth management objectives of the 1996 Comprehensive Plan, that is, the majority of development since 1996 was located within a designated growth area.
- The 1996 Comprehensive Plan growth management objective to locate 50 percent of new growth in municipalities was not achieved.

Previous and pending development projects in the municipalities indicate a dramatic shift in growth location from County growth areas to municipalities and a greater demand for higher density projects.

Growth and Development in 2008

Within unincorporated Dorchester County in 2008 there were twenty-nine (29) subdivisions (major & minor) that were approved, creating sixty-two (62) new building lots. In addition we had five (5) commercial site plans and ten (10) agricultural lots that were approved. The agricultural lots however are strictly for agricultural purposes and may not be used for residential or commercial development. All major and minor subdivision applications are reviewed by the Office of Planning & Zoning in a three step submittal and approval process. The major subdivisions and site plans are then evaluated by the Planning Commission who has the final decision on approval. Also within unincorporated Dorchester County there were a total of five hundred eighty three (583) building permits issued for the year. Seventy-five (75) of those permits were for new residential dwellings, and eight (8) were for commercial structures. Further analysis reveals that of those residential structures 39 permits were for modular, mobile, or manufactured homes, and 36 permits were for framed on site single family dwellings.

SUBDIVISIONS (Dorchester County, Maryland) 2008

SBDV#	REC DATE	NAME & TITLE	ED	ZONING	CA	M-B-P	LOTS	ACRES
1162A	1/2/08	RAVENWOOD FARM LOT 2 D OF I	17	AC	NO	65/20/23	1	3.13
622E	1/2/08	SUNSET FARMS/ROBER T MICHAEL JOHNSTON LOT 5 INTO LOT 5/5A	8	RR-C	YES	27/21/12/5	1	2.9
622D	1/17/08	SUNSET FARMS LOTS A - E	8	RR/RR-C	YES	27/21/12 LOTS 2 & 3 RESUB	3	34.5
1171	1/17/08	KENNETH L HURLOCK SR ET AL LOTS 1 - 2	2	SR	NO	21/18/116	1	.88
1158	1/28/08	JOSEPH & DARLENE ALEXANDER LOTS 1-3	9	AC/RC	YES	40/20/26	3	87.7
851A	2/21/08	ESTATE OF MARJORIE BAUMGARTNER LOTS 3 & 4 FCP	17	AC	NO	55/4/17	2	2.75
1157	2/25/08	IDA M MILLS LOTS 1 & 2 D OF I	1	AC	NO	7/22/17	1	2.09
743C	2/26/08	PHILIP H EWING SR LOT 3 D OF I	15	AC	NO	22/5/17	1	2.2
1125	3/4/08	ROBERT LINKOUS & THOMAS DORWORTH LOTS 1 & 2	8	RC	YES	18/21/116	2	19.22
249A	3/19/08	JEANETTE E DEANE LOT 2	15	AC-RCA	YES	23/10/91	1	2.04
1159	3/19/08	FRANK ERA WRIGHT LOTS 1 & 2 LOT 1 - D OF I/ LOT 2 - FCP	15	RR	NO	5/14/104	1	4
840C	3/26/08	ROBERT J III & LINDA S ALLEN LOTS 3-6	14	AC	NO	43/2/29	4	21.79
1170	3/31/08	KAREN DICKERSON D OF I	1	AC	NO	24/13/59	1	2
389C	4/2/08	ERNEST C & KATHLEEN B WROTEN LOT 2 INTO 2 AND 2A D OF I	15	AC	NO	13/10/131/ 2	1	1.163
1143	4/2/08	EUGENE BENSON & PAMELA B CLAY D OF I	7	RR	NO	29/18/72	1	3.54
1156	4/24/08	DAVID VAN SMITH LOT 1 D OF I	3	AC	NO	34/21/71	1	3.6
1152	5/1/08	T HARRY & PATRICIA A WHEEDLETON LOT 1 FCP	1	AC	NO	25/16/16	1	1.64

SUBDIVISIONS (Dorchester County, Maryland) 2008

SBDV#	REC DATE	NAME & TITLE	ED	ZONING	CA	M-B-P	LOTS	ACRES
1174	5/12/08	BLACKWATER CORNER/KURT UHLIG LOTS 1-3 FCP	5	AC	NO	86/9/133	3	5.9
1111A	7/24/08	ANTHONY A & JACKIE A TRUITT D OF I	15	AC	NO	5/22/214	1	2
338D	7/29/08	RIVERTON – PHASE III – LOTS 24-31	8	RR	YES	27- -74	8	14.8
1005	8/27/08	ROBERT D SINGER LOTS 1 & 2	4	RC	YES	68/13/34	1	8.14
1187	9/26/08	ANNE F KRAL L/E LOT 1 D OF I	2	RR	NO	21/12/59	1	2

SUBDIVISIONS (Dorchester County, Maryland) 2008

SBDV#	REC DATE	NAME & TITLE	ED	ZONING	CA	M-B-P	LOTS	ACRES
1122A	10/6/08	CARROLL T HOSHALL LOTS 3, 4 & 5	18	RR	YES	103/11/116	2	7.35
1160	10/27/08	LAURA A WILLIAMSON ESTATE LOTS 1-4 D OF I	12	AC	NO	2/13/19	3	74.23
430I	10/31/08	CHRISTOPHER A BLAKE AG LOT INTO BLDG LOT D O I	2	AC	NO	33/7/139	1	12.2
1108A	11/12/08	JOHN E & DEBORAH JEAN LARRIMORE/ALTON L HOFFMAN ET AL REV AND NEW LOT D OF I	15	AC	NO	13/4/166 5/22/18	1	2.75
1181	11/26/08	DEWEY E & DIANNA L HART LOT 1	5	RC	YES	86/11/55	1	7.14
1023	12/1/08	PLEASANT RIFTS LOTS 1-13	2	SR	YES	21/16/57	13	30
TOTAL							62	363.15

SITE PLANS (Dorchester County, Maryland) 2008

SBDV#	REC DATE	NAME & TITLE	ED	ZONING	CA	M-B-P	LOTS	ACRES
1040	1/2/08	TAYLORS ISLAND MARINA SITE PLAN	4	B-2	YES	59/9/150	SITE PLAN	SITE PLAN
655E	5/28/08	ANATIDAE FARMS/WALKER BRANCH KENNELS/THERESA STEVENS SITE PLAN	3	AC	NO	44/24/2	SITE PLAN	SITE PLAN
1169	6/17/08	RICHFIELD FARMS LLC SITE PLAN	15	AC	NO	22/ /23, 24, 25 23/ /28	SITE PLAN	SITE PLAN
1189	8/6/08	RICHARD & KRIS HOFFMAN SITE PLAN	2	RR	NO	12/23/117	SITE PLAN	SITE PLAN
1097	11/10/08	WAGNER TOWER SITE PLAN	11	RC	YES	74/14/94	SITE PLAN	SITE PLAN

Development Activity and Building Permits in 2008

When evaluating construction activity during 2008, planning staff reviewed commercial site plans and all building permits issued over the course of the calendar year. Permits issued for minor alterations, outbuildings (ie...sheds, garages) and building additions that did not result in new residential or business units were not analyzed. Only building permits that resulted in the construction or occupancy of new residential dwellings or nonresidential units were included in the inventory. These permits represent development activity that added new capacity to the County, rather than building renovations and minor additions or changes in use from one commercial use to another. When evaluating permit data it's important to understand that considerable time can pass between the issuance of a building permit to begin construction and actual occupancy of a completed structure.

Commercial Building Permits Issued (Dorchester County, Maryland) 2008

Plan Review – Date	Name	911 Address	Type of Building/Use	MAP	BLOCK	PARCEL	LOT
21-Mar-08	CAPOZZI HOMES LLC	5518 MOUNT HOLLY ROAD EAST NEW MARKET, MD 21631	COMMERCIAL BUILDING	32	13	200	
22-Apr-08	YINGER, RICHARD A. & TINA B.	2407 HOOPERS ISLAND ROAD FISHING CREEK, MD 21634	COMMERCIAL BUILDING	100	9	152	
23-Apr-08	MAN OH & YON-OK OH	2102 WINGATE BISHOPS HEAD ROAD WINGATE, MD 21675	COMMERCIAL BUILDING	108	10	88	2
07-Jul-08	ANATIDAE FARM, LLC C/O THERESA M. STEVENS	4556 OCEAN GATEWAY VIENNA, MD 21869	COMMERCIAL BUILDING	44	24	2	
07-Aug-08	HOFFMAN, RICHARD R. & KRIS S.	6136 SUICIDE BRIDGE ROAD EAST NEW MARKET, MD 21631	COMMERCIAL BUILDING	12	5	117	
18-Aug-08	GOLDEN HILL INVESTMENTS LLC	3445 GOLDEN HILL ROAD CHURCH CREEK, MD 21622	COMMERCIAL BUILDING	77	24	16	
29-Sep-08	RICHFIELD FARMS LLC	6002 SHILOH CHURCH HURLOCK ROAD HURLOCK, MD 21643	COMMERCIAL BUILDING	22	12	25	
12-Nov-08	WAGNER, HOWARD E.	4110 GRIFFITH NECK ROAD CAMBRIDGE, MD 21613	COMMERCIAL BUILDING	74	14	94	

Residential Building Permits Issued (Dorchester County, Maryland) 2008

18-Aug-08	MCKELVEY, JAMES PHILLIP SR. & TRUDI C.	5711 MOUNT HOLLY ROAD EAST NEW MARKET, MD 21631	SINGLE FAMILY DWELLING	32	9	104	1
20-Aug-08	EAST NEW MARKET HOMES LLC	312 EDMONDSON LANE EAST NEW MARKET, MD 21631	SINGLE FAMILY DWELLING	200	19	153	24
03-Sep-08	WOOLFORD, FREDERICK T.	5248 AIREYS ROAD CAMBRIDGE, MD 21613	SINGLE FAMILY DWELLING	42	11	404	
03-Sep-08	BREEDING & JONATHAN WARFIELD, HOLLY	5219 TWELVE OAKS DRIVE FEDERALSBURG, MD 21632	SINGLE FAMILY DWELLING	15	2	134	5
09-Sep-08	MADISON BAY LLC	1224 OLD MADISON ROAD MADISON, MD 21648	SINGLE FAMILY DWELLING	50	9	69	
19-Sep-08	SINGER, A. CURTIS & PAULA R.	5455 TATES BANK ROAD CAMBRIDGE, MD 21613	SINGLE FAMILY DWELLING	31	20	75	
06-Oct-08	BURTON, CATHERINE T.	113 CHOPTANK TERRACE CAMBRIDGE, MD 21613	SINGLE FAMILY DWELLING	30	2	34	7
12-Nov-08	HARPER, RICHARD W.	5611 BELLE AIRE ROAD EAST NEW MARKET, MD 21631	SINGLE FAMILY DWELLING	32	7	236	1
18-Dec-08	PARKS, MATTHEW M.	2361 WHARF ROAD VIENNA, MD 21869	SINGLE FAMILY DWELLING	103	12	70	

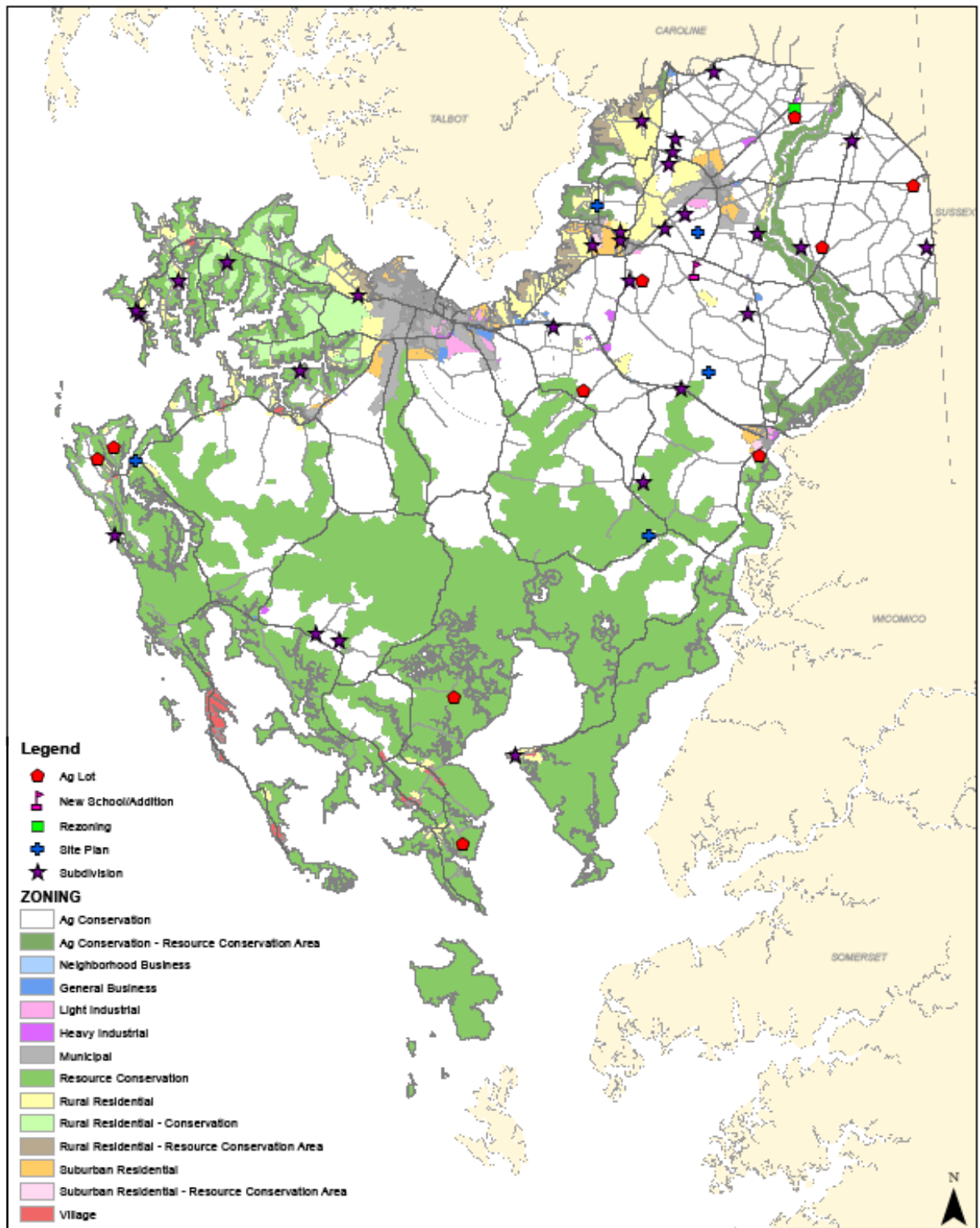
Residential Building Permits Issued (Dorchester County, Maryland) 2008

Plan Review - Date	Name	911 Address	Type of Building/Use	MAP	BLOCK	PARCEL	LOT
11-Jan-08	HANDLEY, JAMES	5325 BUCKTOWN ROAD CAMBRIDGE, MD 21613	MANUFACTURED HOME	42	2	226	57
30-Jan-08	BARNETT, CHRISTOPHER VAUGHN & VONITA MARIE	5128 MOUNT ZION ROAD HURLOCK, MD 21643	MANUFACTURED HOME	6	8	191	1
25-Apr-08	PINDER JR., AARON W.	5110 MT. ZION ROAD HURLOCK, MD 21643	MANUFACTURED HOME	6	18	211	2
15-May-08	NAGEL, LARRY E. JR. & JENNIFER A.	5610 BRADFORD ROAD FEDERALSBURG, MD 21632	MANUFACTURED HOME	7	22	17	1
17-Jun-08	QUIDAS, JR. EDWARD W. & GLORIA J.	6920 WILLIAMSBURG CHURCH ROAD HURLOCK, MD 21643	MANUFACTURED HOME	6	1	195	7
07-Jul-08	HASTINGS JR. & MICHELLE LYNN KUKTA, ROBERT R.	5256 WESLEY ROAD RHODESDALE, MD 21659	MANUFACTURED HOME	14	24	293	1
07-Jul-08	HASTINGS JR., ROBERT R.	5258 WESLEY ROAD RHODESDALE, MD 21659	MANUFACTURED HOME	14	24	293	2
21-Jul-08	FLETCHER, CHERYL ET AL	7004 BEULAH ROAD HURLOCK, MD 21643	MANUFACTURED HOME	1	22	47	
07-Aug-08	RIDGELL, FRANCIS G. & JULIA L.	6526 CABIN RIDGE ROAD HURLOCK, MD 21643	MANUFACTURED HOME	13	3	151	28
04-Sep-08	JOLLEY, LOUIS & CATHERINE	4220 EAST NEW MARKET HURLOCK ROAD HURLOCK, MD 21643	MANUFACTURED HOME	22	9	199	
30-Sep-08	BAUER, RICHARD G. & REBECCA LOU	6840 NORTH TARA ROAD FEDERALSBURG, MD 21632	MANUFACTURED HOME	7	16	200	3
24-Nov-08	SMITH, JACK & CATHERINE G.	3911 VINCENT ROAD LINKWOOD, MD 21835	MANUFACTURED HOME	43	11	69	
18-Dec-08	NEAL, JEFFREY W. & LISA B.	5648 SPRINGDALE ROAD EAST NEW MARKET, MD 21631	MANUFACTURED HOME	32	9	240	
25-Feb-08	LUTHY, JOHN F. IV & THERESA K.	4825 MAPLE DAM ROAD CAMBRIDGE, MD 21613	MANUFACTURED HOME	52	10	64	A
18-Aug-08	WALLACH JR., ALFRED R.	5607 BRADFORD ROAD FEDERALSBURG, MD 21632	MANUFACTURED HOME	7	22	140	
10-Mar-08	NORTHERN CHESAPEAKE MANAGEMENT LLC	6032 ORIOLE DRIVE SEAFORD, DE 19973	MOBILE HOME	16	15	21	14
01-Apr-08	SIMMS & JA-RONDA GERMAINE SHARP, KENDALL M.	4719 JONES VILLAGE ROAD HURLOCK, MD 21643	MOBILE HOME	14	20	56	
01-Apr-08	SMITH, WILLIAM C.	6230 ELIZABETH STREET HURLOCK, MD 21643	MOBILE HOME	14	20	116	34
25-Apr-08	RICHFELD FARMS LLC	4289 OSBORNE ROAD HURLOCK, MD 21643	MOBILE HOME	22	11	23	
07-May-08	NORTHERN CHESAPEAKE MANAGEMENT LLC	6065 FLAMINGO DRIVE SEAFORD, DE 19973	MOBILE HOME	16	15	21	51
03-Sep-08	DEANE, JEANNETTE E.	6231 JONES VILLAGE ROAD HURLOCK, MD 21643	MOBILE HOME	23	2	80	
11-Sep-08	COVEY, MARK EDWARD	6932 GRAVEL BRANCH ROAD HURLOCK, MD 21643	MOBILE HOME	5	11	11	
20-Nov-08	CROPPER, CRAIG C.	6416 SUICIDE BRIDGE ROAD HURLOCK, MD 21643	MOBILE HOME	12	11	78	
08-Dec-08	NORTHERN CHESAPEAKE MANAGEMENT LLC	6410 CARDINAL AVENUE SEAFORD, DE 19973	MOBILE HOME	16	15	21	9
15-Jan-08	DOCKINS, HENRY & BERTHA	4110 HARVEY STREET EAST NEW MARKET, MD 21631	MOBILE HOME REPLACEMENT	200	11	37	
11-Jan-08	JENKINS, SHERETTA	5647 THOMPSONTOWN ROAD EAST NEW MARKET, MD 21631	MODULAR HOME	33	9	12	
20-Feb-08	LORDS CROSSING LLC	6275 SOLOMONS CIRCLE HURLOCK, MD 21643	MODULAR HOME	22	3	4	1
20-Feb-08	TRUITT, JOSEPH & LESLIE	6269 SOLOMONS CIRCLE HURLOCK, MD 21643	MODULAR HOME	22	3	4	4
20-Feb-08	LORDS CROSSING LLC	6273 SOLOMONS CIRCLE HURLOCK, MD 21643	MODULAR HOME	22	3	4	2
03-Mar-08	SHIVES, DEBORAH L. & DONALD	2350 ELLIOTT ISLAND ROAD VIENNA, MD 21869	MODULAR HOME	103	12	23	
03-Mar-08	KALLOP, PETER C.	124 RIVERSIDE DRIVE CAMBRIDGE, MD 21613	MODULAR HOME	20	21	6	1B
18-Apr-08	WHEEDLETON, DAVID W. & PAULA	5924 NEWHART MILL ROAD SEAFORD, DE 19973	MODULAR HOME	25	14	80	1

Residential Building Permits Issued (Dorchester County, Maryland) 2008

22-Apr-08	CRESS, SHANE M. & JESSICA L.	3201 SUNRISE DRIVE CAMBRIDGE, MD 21613	MODULAR HOME	31	23	78	2
24-Apr-08	SCHAFER C/O G. MARK SCHAFER, JOHN T. & G. MARK	2224 ELLIOTTS ISLAND ROAD VIENNA, MD 21869	MODULAR HOME	103	11	4	
03-Jun-08	MURRAY SR. & GAIL D. BROWN, ANTONIO M.	4023 HAWKEYE ROAD EAST NEW MARKET, MD 21631	MODULAR HOME	33	13	103	
26-Jun-08	DRISCOLL, JERRY L. & CHRISTINA H.	4915 LONGVIEW ROAD WOOLFORD, MD 21677	MODULAR HOME	51	1	275	10
26-Aug-08	HUMMER, JR., ROBERT PAUL & SANDRA CATALINA	6736 JAYAR WAY HURLOCK, MD 21643	MODULAR HOME	5	14	213	53
26-Aug-08	DMS HURLOCK LLC, A MARYLAND LIMITED LIABILITY CO.	6734 JAYAR WAY HURLOCK, MD 21643	MODULAR HOME	5	14	213	54
23-Oct-08	KRAL, HEATH S. & MELANIE E.	3930 ROUTE 14 EAST NEW MARKET, MD 21631	MODULAR HOME	21	12	332	1
08-Jan-08	CRISS, WAYNE E. & NUR BILGE	5234 HERON WAY CAMBRIDGE, MD 21613	SINGLE FAMILY DWELLING	39	18	17	16
17-Jan-08	SAATHOFF, ALFRED B.	4755 WILLIAMSBURG ROAD HURLOCK, MD 21643	SINGLE FAMILY DWELLING	14	7	284	1
17-Jan-08	MURPHY, BRAD R. & MEGAN E.	5636 LONE PINE ROAD RHODESDALE, MD 21659	SINGLE FAMILY DWELLING	35	12	159	1
27-Feb-08	RJR REAL ESTATE HOLDINGS LLC	6004 VISTA DEL MAR WAY SECRETARY, MD 21664	SINGLE FAMILY DWELLING	21	9	2	8
07-Mar-08	DOCKINS, LILLIAN VICTORIA	5832 RICHARDSON ROAD EAST NEW MARKET, MD 21631	SINGLE FAMILY DWELLING	22	20	72	
01-Apr-08	BUTLER, CONZETTA C. J.	4856 MILLIGANTOWN ROAD HURLOCK, MD 21643	SINGLE FAMILY DWELLING	6	22	192	2
01-Apr-08	ALASKEWICZ, JOHN & PHUONG	4820 MADISON CANNING HOUSE ROAD MADISON, MD 21648	SINGLE FAMILY DWELLING	50	8	238	1
01-Apr-08	MARKEY, WAYNE C.	4407 PINE TOP ROAD TAYLORS ISLAND, MD 21669	SINGLE FAMILY DWELLING	59	8	147	
08-Apr-08	VAN DYKE, JOHN ROGER CLARK & ELEANOR G.	1526 GARY CREEK ROAD CAMBRIDGE, MD 21613	SINGLE FAMILY DWELLING	28	12	68	
08-Apr-08	EAST NEW MARKET HOMES LLC	10 BUCKLAND PARKWAY EAST NEW MARKET, MD 21631	SINGLE FAMILY DWELLING	200	19	153	52
18-Apr-08	BAIR, WILLIAM E. & KIM	5534 WHITEHALL ROAD CAMBRIDGE, MD 21613	SINGLE FAMILY DWELLING	31	16	4	1
18-Apr-08	JONES, DONALD O. JR. & RANDI L. SINCLAIR	5371 CHATEAU ROAD CAMBRIDGE, MD 21613	SINGLE FAMILY DWELLING	43	2	29	3
23-Apr-08	BOLLINGER, NORMAN P. & BETTYE R. & SANDRA WOODWORT	7010 GRAVEL BRANCH ROAD HURLOCK, MD 21643	SINGLE FAMILY DWELLING	5	4	212	22
01-May-08	EAST NEW MARKET HOMES LLC	209 MANNING LANE EAST NEW MARKET, MD 21631	SINGLE FAMILY DWELLING	200	19	153	34
19-May-08	EAST NEW MARKET HOMES LLC	207 MANNING LANE EAST NEW MARKET, MD 21631	SINGLE FAMILY DWELLING	200	19	153	35
20-May-08	SISSON, MICHAEL & HEATHER	205 MANNING LANE EAST NEW MARKET, MD 21631	SINGLE FAMILY DWELLING	200	19	153	36
20-May-08	HOWELL, ROBERT H. SR.	307 RAILROAD AVENUE EAST NEW MARKET, MD 21631	SINGLE FAMILY DWELLING	200	9	153	8
20-May-08	EAST NEW MARKET HOMES LLC	206 MANNING LANE EAST NEW MARKET, MD 21631	SINGLE FAMILY DWELLING	200	19	153	15
20-May-08	HOWELL, ROBERT H. SR.	305 RAILROAD AVENUE EAST NEW MARKET, MD 21631	SINGLE FAMILY DWELLING	200	9	153	7
27-May-08	MYERS, ROBERT M. IV	4226 BEULAH ROAD HURLOCK, MD 21643	SINGLE FAMILY DWELLING	5	3	119	18
05-Jun-08	DUERLING, CRAIG L. & NANCY S.	204 JOHNSON STREET CAMBRIDGE, MD 21613	SINGLE FAMILY DWELLING	30	3	305	6
12-Jun-08	THEN TO ALLEN C. JOHNSTON & ETAL., BETTY MARIE	4266 MAPLE DAM ROAD CAMBRIDGE, MD 21613	SINGLE FAMILY DWELLING	62	16	5	
08-Jul-08	VICK, WILLIS R. & KELLY C.	5531 WHITEHALL ROAD CAMBRIDGE, MD 21613	SINGLE FAMILY DWELLING	31	17	130	
24-Jul-08	DEAN, GILBERT C. & PENNY P.	6307 SUICIDE BRIDGE ROAD HURLOCK, MD 21643	SINGLE FAMILY DWELLING	12	17	49	3
05-Aug-08	WALKER TRUSTEE, DOUGLAS G.	5305 RAGGED POINT ROAD CAMBRIDGE, MD 21613	SINGLE FAMILY DWELLING	38	4	14	
18-Aug-08	LECOMPTTE, CAROLYN NOON	1658 TAYLORS ISLAND ROAD WOOLFORD, MD 21677	SINGLE FAMILY DWELLING	51	14	199	
18-Aug-08	JAMES, JOHN WILLIAM & BERNICE M.	4903 LONGVIEW ROAD WOOLFORD, MD 21677	SINGLE FAMILY DWELLING	51	1	275	0.54

Dorchester County, MD 2008 Development Locations



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Divisions of Land for Agricultural Purposes and Agricultural Land Preservation

Subdivisions of land for agricultural purposes, including marshland and woodlands, are permitted in Dorchester County provided that the tract created shall be five (5) acres or more and the remainder parcel shall be at least five (5) acres. The parcel being transferred shall not be intended or used for nonagricultural development purposes. Also the parcel being transferred may not be improved with a dwelling, well, or any other use or structure other than usual agricultural structures. The property cannot have a business or industrial zoning designation, and there shall be a statement on the plat printed across the portion of the parcel subject to the transfer stating, "Not an approved building lot".

AGRICULTURAL SUBDIVISIONS (Dorchester County, Maryland) 2008

SBDV#	REC DATE	NAME & TITLE	ED	ZONING	CA	M-B-P	LOTS	ACRES
1176	3/19/08	LADS LLC AG LOT	4	AC/RC	YES	59/2/127	AG LOT	AG LOT
924A	5/22/08	BARBARA WILLIAMS ET AL AG LOT	14	AC/RC	YES	54/4/4	AG LOT	AG LOT
737B	6/24/08	ROBERT A & JULIA E BRIGGS AG LOT	12	AC	NO	6/18/34	AG LOT	AG LOT
155B	7/2/08	ROBERT & PAUL WAHL AG LOT	1	AC	NO	16/14/18	AG LOT	AG LOT
1199	8/7/08	LAYTON FARMS LLC AG LOT	3	AC, RC, SR-RCA	YES	66/ /16	AG LOT	AG LOT
1200	8/13/08	JRD MANUFACTURING INC AG LOT	10	RC	YES	113/2/7	AG LOT	AG LOT
1202	9/18/08	LADS LLC AG LOT	4	RC/AC	YES	58/12/62	AG LOT	AG LOT
1206	11/18/08	CLAUDIA R THOMAS ET AL AG LOT	1	AC	NO	24/14/39	AG LOT	6.10
1208	12/22/08	SIKA POINT FARM, LLC AG LOT	5	RC	YES	96/7/7	AG LOT	AG LOT
1213	4/17/09	DENNIS R & MARY L MABRY AG LOT	2	AC	NO	33/8/2	AG LOT	AG LOT

Preserving farmland and conserving natural resources from growth and development while encouraging growth in and around existing towns are the fundamental goals of the Comprehensive Plan. Landowner interest in preserving agricultural land, farms, and forest remains high in the County. In 2008 two farms totaling 627 acres were protected when easements were purchased through the County and State agricultural land preservation program. Fourteen (14) applications to sell an easement were received in 2008, and since 1978 over 12,780 acres of farmland have been permanently protected with 78 easements.

Development Locations and Land Use Patterns in 2008

The Land Use Element of the Comprehensive Plan divides the county into six different land use areas. There are four growth or development areas, comprising approximately eight (8%) percent of the county's land area, and two rural areas comprising approximately ninety-two (92%) percent of the county's land area.

The four growth areas are:

- (1) incorporated towns with public water and sewer;
- (2) areas adjoining the towns: in the unincorporated area of the county, but ultimately expected to be connected to public water and sewer;
- (3) development areas, where residential uses are expected to dominate, but on private or shared water and sewer systems; and
- (4) villages; pockets of higher density in rural areas.

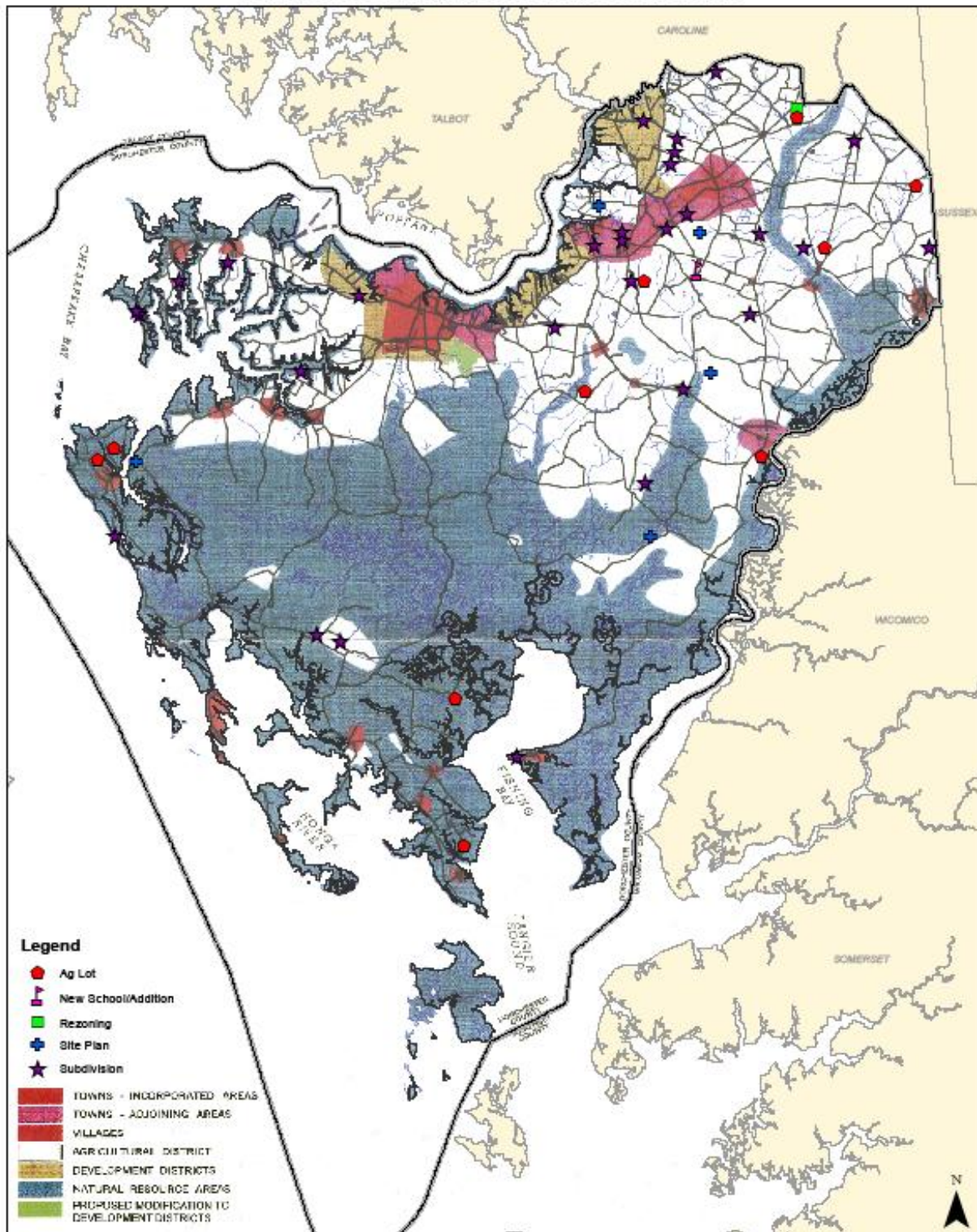
The two rural areas are:

- (5) agricultural areas, where the preferred land uses are agriculture, forestry, and agribusiness; and
- (6) natural resource areas, characterized by conservation, maritime industries, and very low density residential development.

Of the 29 subdivisions that created the sixty-two lots approved in 2008, eight (28%) were located in growth and development areas, and twenty-one (72%) were located in rural agricultural and natural resource areas. Only two (2) of those subdivisions were considered major subdivisions of five lots or more. One (1) of those subdivisions consisting of 13 lots was located in a growth area, and the other subdivision consisting of only 8 lots, while not in a growth area, was located in the Chesapeake Bay Critical Area in a Limited Development Area (LDA) which does anticipate and permit some degree of growth. The remaining 27 developments were minor subdivisions of four lots or less, and 19 of those minors were for just one (1) lot. Another variable to consider with the building lots created is the size of those lots. Lots created in both the rural areas and growth areas, except for the incorporated towns with water and sewer systems, tend to be larger because they are served by private wells and individual septic systems. Percolation rates, system size and design, and an abundance of hydric soils in the County, generally lead to minimum two acre sites (lots) to accommodate a well, SRA's or septic reserve areas, and building envelopes.

While the 2008 numbers and locations fluctuated in regard to development in growth areas, the overall trend of development occurring in designated growth areas has been consistent in the past 12 years. All five of the commercial site plans approved were located in agricultural or resource areas. However these uses are appropriate for their locations since they are: two kennels, a marina, sand & gravel operation, and a cell phone tower.

Dorchester County, MD 2008 Land Use Patterns



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Planning and Building Services Provided in 2008

Dorchester County provides planning and building services to all of its incorporated towns in an effort to assist these communities with mandatory state and local compliance. The table below identifies those development services provided to each community in 2008.

Planning and Building Services Provided by Dorchester County for its Incorporated Towns										
	Building Permits	Electrical	HVAC	Plumbing Permit	Zoning	Subdivisions	Forest Conservation	Floodplain	Critical Area	
Brookview	✓*	✓	✓	✓	✗	✗	✗	✓	✗	Brookview
Cambridge	✗	✓	✗	✗	✗	✗	✗	✗	✗	Cambridge
Church Creek	✓*	✓	✓	✓	✗	✗	✗	✓	✗	Church Creek
East New Market	✓*	✓	✓	✓†	✗	✗	✓	✓	✗	East New Market
Eldorado	✓*	✓	✓	✓	✗	✗	✗	✓	✗	Eldorado
Galestown	✓*	✓	✓	✓	✗	✗	✗	✓	✗	Galestown
Hurlock	✗	✓	✗	✓†	✗	✗	✗	✗	✗	Hurlock
Secretary	✗	✓	✗	✓†	✗	✗	✗	✗	✗	Secretary
Vienna	✓*	✓	✓	✓†	✗	✗	✓	✓	✗	Vienna

✓ = Dorchester County provides these services

✗ = Dorchester County does not provide these services

* = Applicants must obtain written approval from the town, then come to us with all necessary forms, plans, and information

† = These towns inspect water/sewer connections to structures; Secretary may require County inspection

Zoning Map and Text Amendments in 2008

Proposals for amending the zoning ordinance text or Official Zoning Maps may be made by any government agency or by an individual with a committed interest in real property located within the county's zoning jurisdiction. Those proposals for text and map amendments are submitted on application forms required by the Director of Planning, and are first referred by County Council to the Planning Commission for an investigation and recommendation. The Planning Commission makes an investigation as it deems appropriate or necessary and may charge the Director of Planning to make any other investigations as the Planning Commission deems appropriate. In 2008 the County had one map amendment (rezoning), and two text amendments that were approved. The map amendment was a request to rezone eleven (11) acres from AC, Agricultural Conservation to B-2, General Business. The rezoned property was not in a growth area however historically prior to county zoning, it was used as a tomato canning house, and for many years after was used industrially and has two large existing structures on the site. One text amendment was concerning small political yard signs which has minimal if any land use impact, and the second text amendment permits farm wineries as an agricultural use in agricultural areas.

Comprehensive Water & Sewer Plan Amendments

There were no requests for amendments to the Dorchester County Comprehensive Water & Sewer Plan that were approved in 2008.

Community Facilities / School Construction in 2008

Construction of the new North Dorchester Middle School was the principal capital project for the Dorchester County Board of Education in the 2008 school year. North Dorchester Middle School is a rural school located in the northern part of Dorchester County, just outside of the town of Hurlock, Maryland. In October at the school site a groundbreaking ceremony was held for the proposed new state-of-the-art facility which is located next to the existing school. The NDMS project is scheduled for completion in spring 2009. The school capacity will be 595 students and the facility will use geothermal energy, which is an efficient non-polluting energy source. As of this writing the new North Dorchester Middle School construction has been finished and is now ready for 2009 classes. The facility is not located in a designated growth area however it is served by public sewer extended from the Town of Hurlock. The school was constructed on land already owned by the Dorchester County Board of Education, and is adjacent to the existing North Dorchester High School.

Conclusions and Recommendations

Based on this evaluation, the County experienced somewhat limited growth potential from the development permits and approvals granted in 2008. Overall development activity in the County was less than anticipated (based on projects approved in 06&07), mainly due to the slowdown of the economy and the tightening of the mortgage and credit markets. These market reductions made financing for development projects difficult and this trend looks like it will continue into 2009. While not all of the development activity approved in the County in 2008 was completely consistent with the Comprehensive Plan, it was consistent with those supporting documents like the zoning ordinance and subdivision regulations. The County is currently operating under a Comprehensive Plan that was drafted in 1996, and consequently the staff of the Office of Planning & Zoning, Planning Commission, and County Council will need to return to the Comprehensive Plan update process which began in 2005. With the recent completion of the Water Resources Element (WRE), which will be incorporated into the existing plan, a fresh look and reconsideration of the updated document is in order and recommended. The current updated Comprehensive Plan document, while still viable, will need to be revised to reflect new trends in issues like housing and employment, revised population projections, and other recent state and local modifications and adjustments. Some other proposed changes requiring incorporation into the Plan include the Water Resources Element, coordination with the Towns and the City of Cambridge regarding their new Municipal Growth Elements, the passage of time and current economic conditions, as well as new land use issues such as the proposed Mid Atlantic Power Pathway (MAPP) power line project, new State Planning Visions, and legislative and regulatory changes to the Chesapeake Bay Critical Area & Forest Conservation Act. The Office of Planning & Zoning should select a consultant who will work with and assist the Planning Office, the Planning Commission and County Council to revise and renew the existing document content (including text, charts, and graphs), assist with public hearings, and support the County with the State review and approval process.